

44970

MTC 144497

WARRANTY DEED

Vol. 1485 Page

702

KNOW ALL MEN BY THESE PRESENTS, That GLADYS P. MITCHELL, also known as Gladys P. Buhrig

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN L. BUHRIG and SUSAN BUHRIG, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 90 feet of Lot 1, Block 4, ALTAMONT ACRES, and the East 90 feet of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted - See ORS 93.090.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of January, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Gladys P. Mitchell Gladys P. Mitchell, also known as Gladys P. Buhrig

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss. 1/11, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss. \_\_\_\_\_, 19\_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named Gladys P. Mitchell, also known as Gladys P. Buhrig and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

Official Seal of Notary Public for Oregon, My commission expires 9/16/88

Notary Public for Oregon My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Gladys P. Mitchell

GRANTOR'S NAME AND ADDRESS Stephen L. Buhrig & Susan Buhrig 3658 Boardman Klamath Falls, OR 97601

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_ I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC

05 JAN 11 PM 3 55

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions as contained in Deed from A. L. Wishard et ux, to Arthur E. Rayson, et ux, recorded September 25, 1925 in Volume 68, page 373, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in Deed from A. L. Wishard, et ux, to John Herlings Jr. and Alice McCoy recorded in Volume 78, page 312, Deed Records of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 11th day of January A.D. 19 85  
 at 3:55 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 702  
**EVELYN BIEHN**, County Clerk  
 By [Signature] Deputy  
 Fee 9.00

